

Summit County Monthly Indicators

A RESEARCH TOOL PROVIDED BY THE AKRON AREA BOARD OF REALTORS®



September 2013



Quick Facts

+ 17.0%

+ 2.4%

- 11.5%

Change in
Closed Sales

Change in
Median Sales Price

Change in
Inventory

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Summit County Market Overview

Key market metrics for the current month and year-to-date figures.



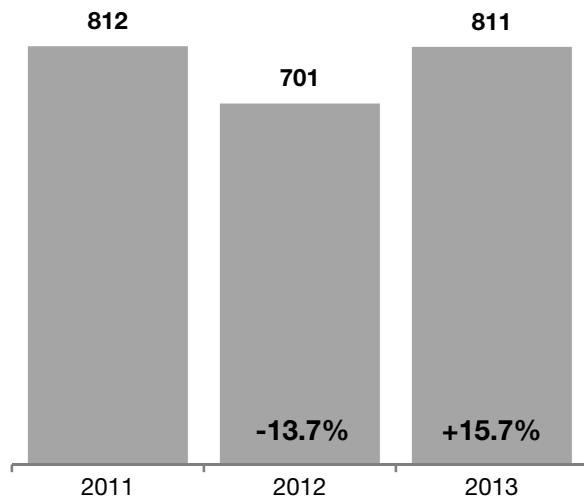
Key Metrics	Historical Sparklines	9-2012	9-2013	+ / -	YTD 2012	YTD 2013	+ / -
New Listings		701	811	+ 15.7%	7,624	8,134	+ 6.7%
Pending Sales		457	538	+ 17.7%	4,580	5,127	+ 11.9%
Closed Sales		464	543	+ 17.0%	4,321	4,744	+ 9.8%
Days on Market Until Sale		136	89	- 34.1%	128	108	- 15.9%
Median Sales Price		\$114,938	\$117,750	+ 2.4%	\$114,000	\$120,500	+ 5.7%
Average Sales Price		\$139,264	\$136,242	- 2.2%	\$139,631	\$146,924	+ 5.2%
Percent of Original List Price Received		90.0%	91.2%	+ 1.3%	89.8%	91.6%	+ 2.0%
Housing Affordability Index		248	227	- 8.3%	249	223	- 10.4%
Inventory of Homes for Sale		3,808	3,370	- 11.5%	--	--	--
Months Supply of Homes for Sale		8.0	6.5	- 18.7%	--	--	--

New Listings

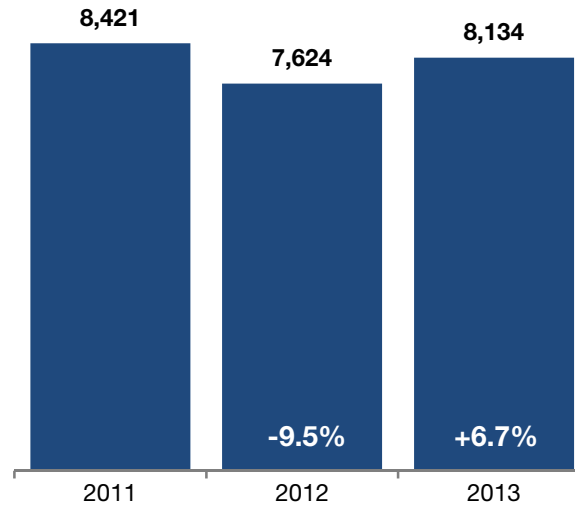
A count of the properties that have been newly listed on the market in a given month.



September



Year To Date



Month	Prior Year	Current Year	+ / -
October	773	784	+1.4%
November	646	578	-10.5%
December	567	469	-17.3%
January	700	737	+5.3%
February	771	703	-8.8%
March	952	891	-6.4%
April	893	1,026	+14.9%
May	983	1,118	+13.7%
June	959	937	-2.3%
July	853	1,041	+22.0%
August	812	870	+7.1%
September	701	811	+15.7%
12-Month Avg	801	830	+3.7%

Historical New Listing Activity

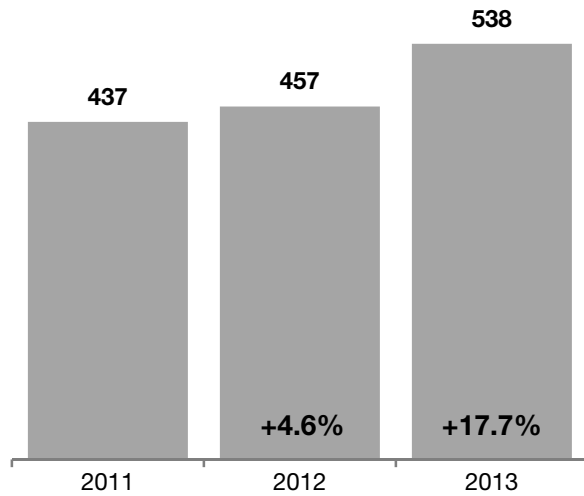


Pending Sales

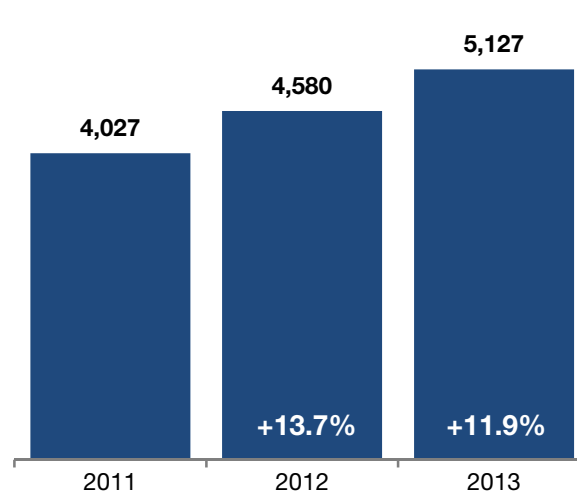
A count of the properties on which contracts have been accepted in a given month.



September

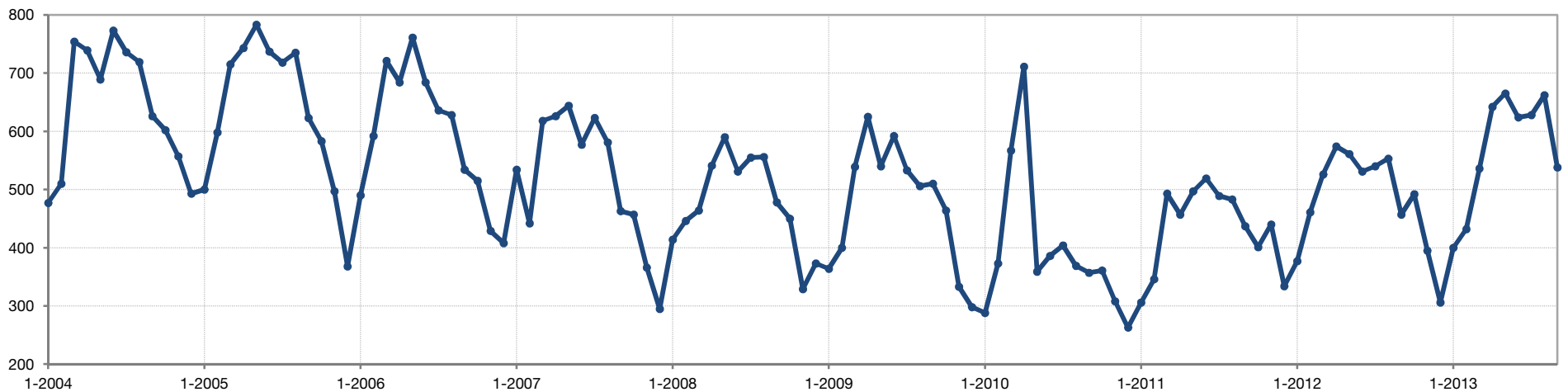


Year To Date



Month	Prior Year	Current Year	+ / -
October	401	492	+22.7%
November	440	395	-10.2%
December	334	306	-8.4%
January	377	400	+6.1%
February	461	432	-6.3%
March	526	536	+1.9%
April	574	642	+11.8%
May	561	665	+18.5%
June	531	624	+17.5%
July	540	628	+16.3%
August	553	662	+19.7%
September	457	538	+17.7%
12-Month Avg	480	527	+9.8%

Historical Pending Sales Activity

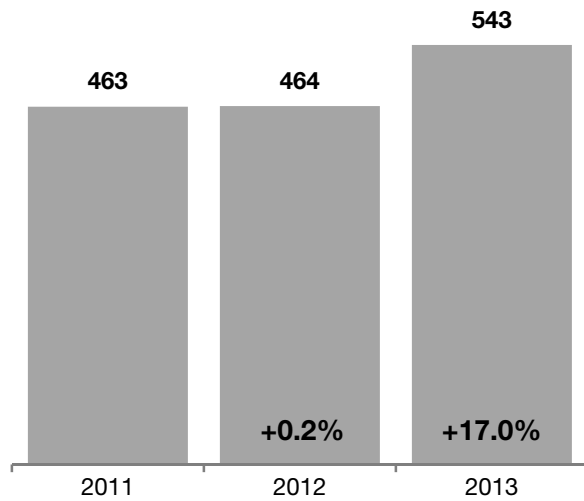


Closed Sales

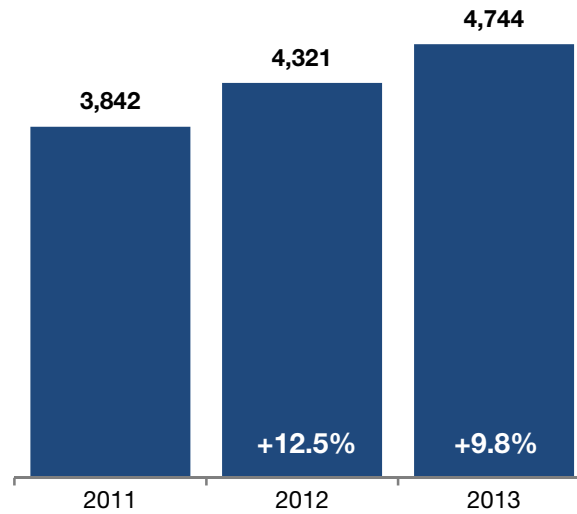
A count of the actual sales that have closed in a given month.



September

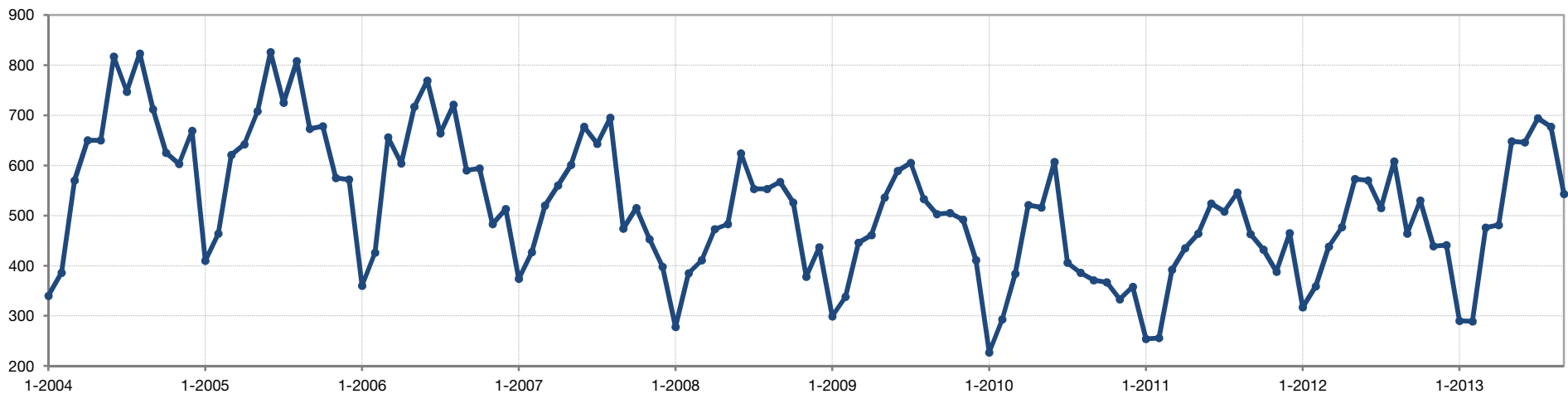


Year To Date



Month	Prior Year	Current Year	+ / -
October	432	530	+22.7%
November	388	439	+13.1%
December	465	441	-5.2%
January	317	290	-8.5%
February	359	289	-19.5%
March	438	476	+8.7%
April	477	481	+0.8%
May	573	648	+13.1%
June	570	646	+13.3%
July	515	694	+34.8%
August	608	677	+11.3%
September	464	543	+17.0%
12-Month Avg	467	513	+8.5%

Historical Closed Sales Activity

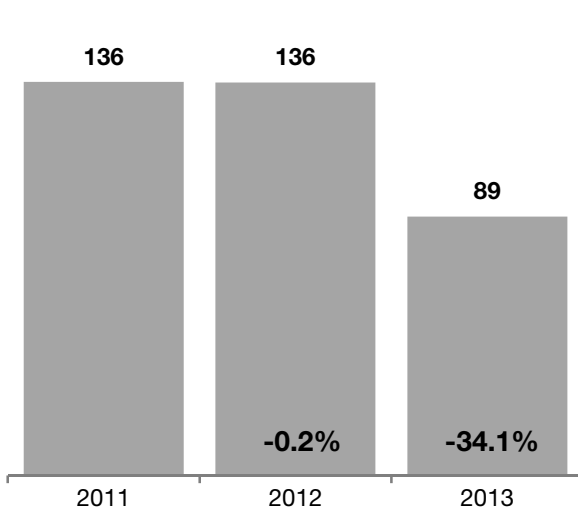


Days on Market Until Sale

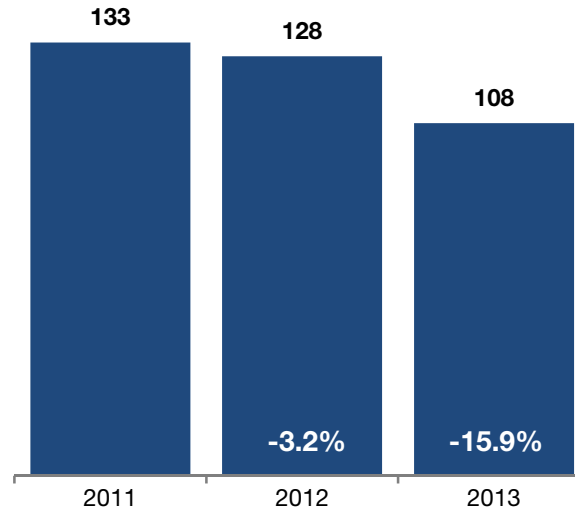
Average number of days between when a property is listed and when an offer is accepted in a given month.



September

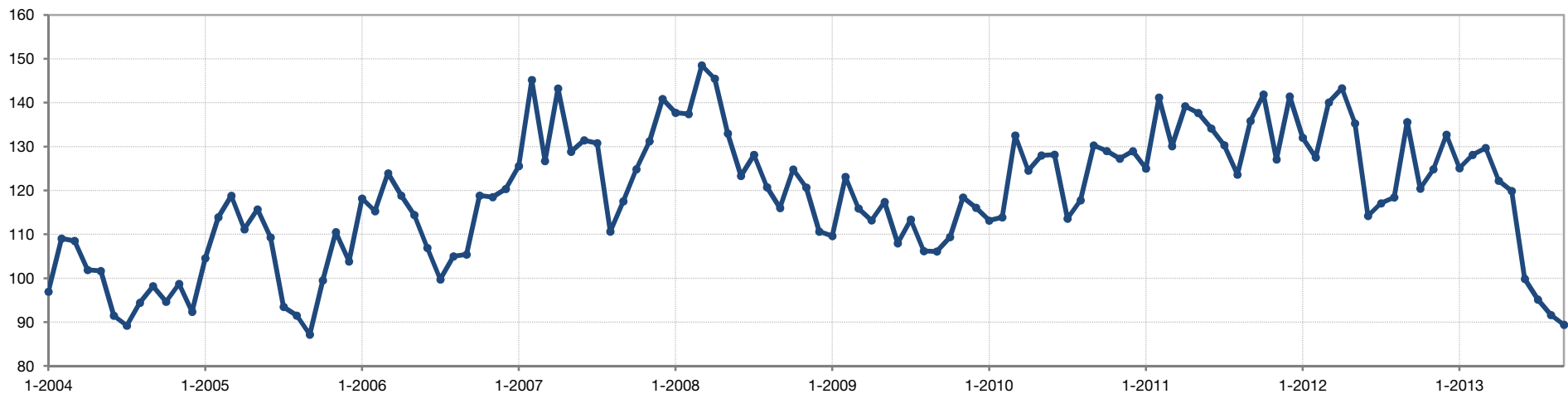


Year To Date



Month	Prior Year	Current Year	+ / -
October	142	120	-15.1%
November	127	125	-1.8%
December	141	133	-6.2%
January	132	125	-5.3%
February	128	128	+0.5%
March	140	130	-7.4%
April	143	122	-14.7%
May	135	120	-11.4%
June	114	100	-12.6%
July	117	95	-18.7%
August	118	92	-22.6%
September	136	89	-34.1%
12-Month Avg	103	93	-9.5%

Historical Days on Market Until Sale

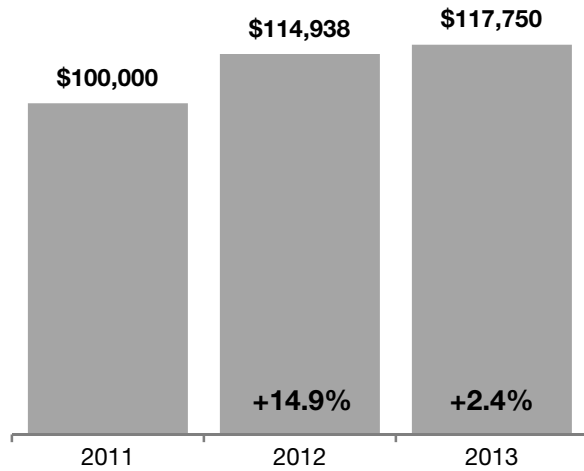


Median Sales Price

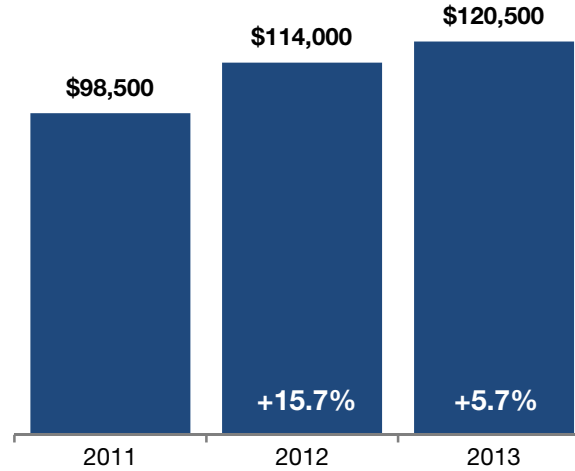
Median price point for all closed sales, not accounting for seller concessions, in a given month.



September

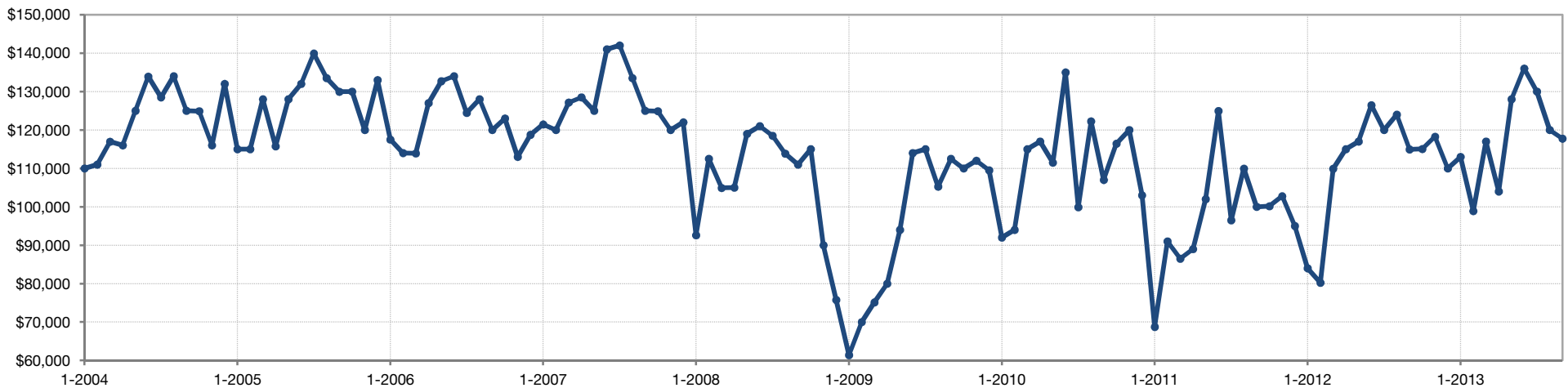


Year To Date



Month	Prior Year	Current Year	+ / -
October	\$100,150	\$115,050	+14.9%
November	\$102,750	\$118,250	+15.1%
December	\$95,000	\$110,000	+15.8%
January	\$84,000	\$113,000	+34.5%
February	\$80,250	\$98,900	+23.2%
March	\$109,900	\$117,000	+6.5%
April	\$115,000	\$104,000	-9.6%
May	\$117,000	\$128,000	+9.4%
June	\$126,450	\$136,000	+7.6%
July	\$120,000	\$130,000	+8.3%
August	\$124,000	\$120,000	-3.2%
September	\$114,938	\$117,750	+2.4%
12-Month Med	\$110,000	\$120,000	+9.1%

Historical Median Sales Price

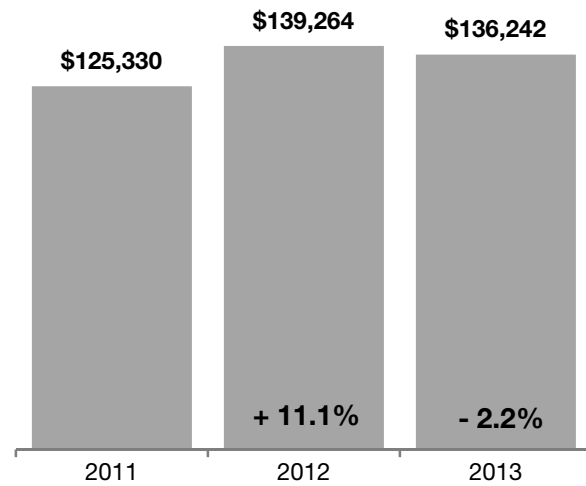


Average Sales Price

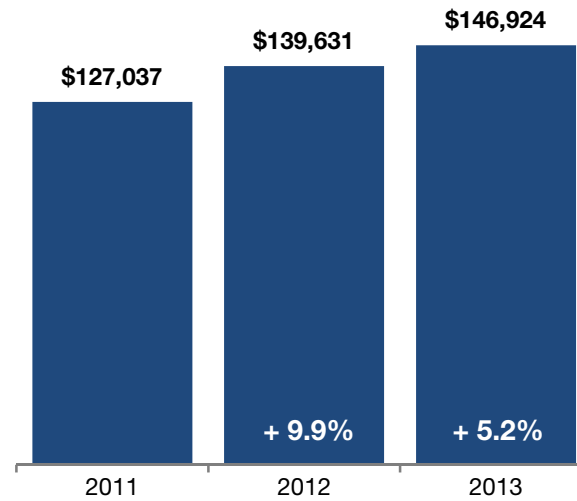
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



September

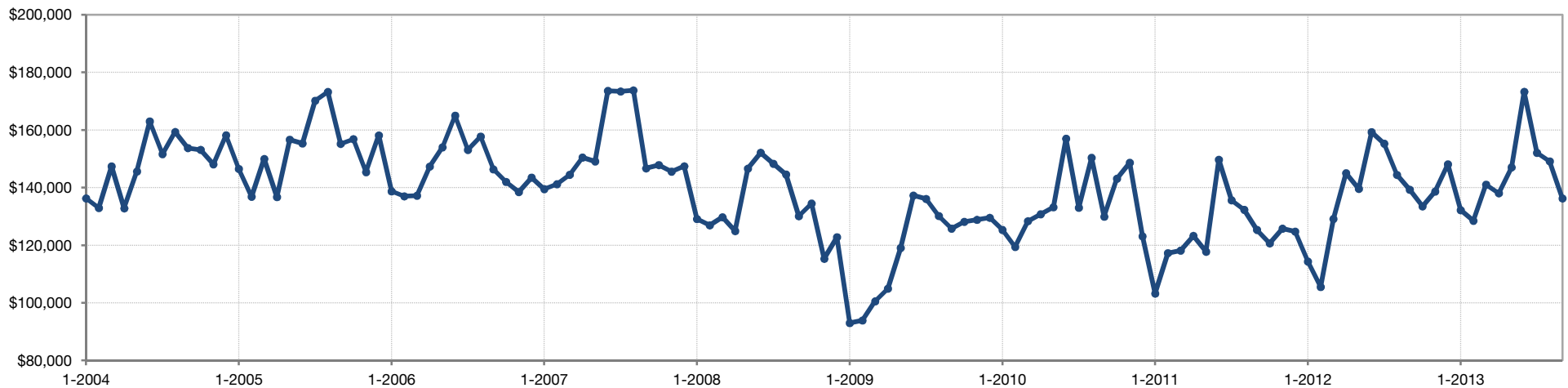


Year To Date



Month	Prior Year	Current Year	+ / -
October	\$120,642	\$133,500	+10.7%
November	\$125,748	\$138,656	+10.3%
December	\$124,730	\$148,093	+18.7%
January	\$114,329	\$132,166	+15.6%
February	\$105,509	\$128,500	+21.8%
March	\$129,111	\$141,035	+9.2%
April	\$145,006	\$138,044	-4.8%
May	\$139,576	\$147,024	+5.3%
June	\$159,271	\$173,255	+8.8%
July	\$155,253	\$152,055	-2.1%
August	\$144,411	\$149,116	+3.3%
September	\$139,264	\$136,242	-2.2%
12-Month Avg	\$136,036	\$145,273	+6.8%

Historical Average Sales Price

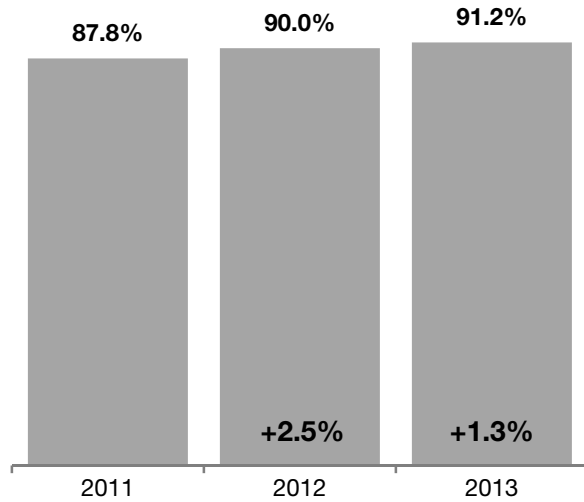


Percent of Original List Price Received

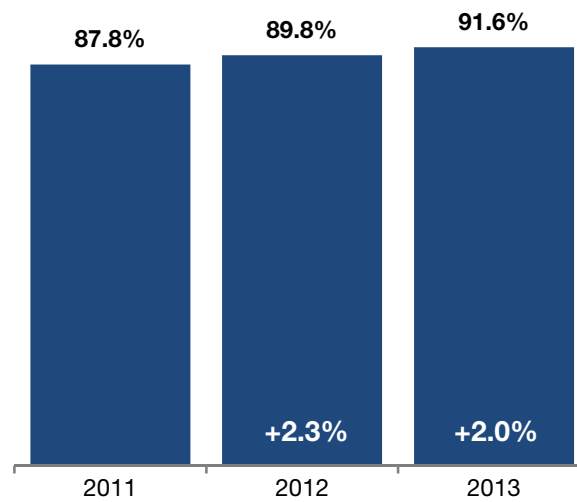
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



September

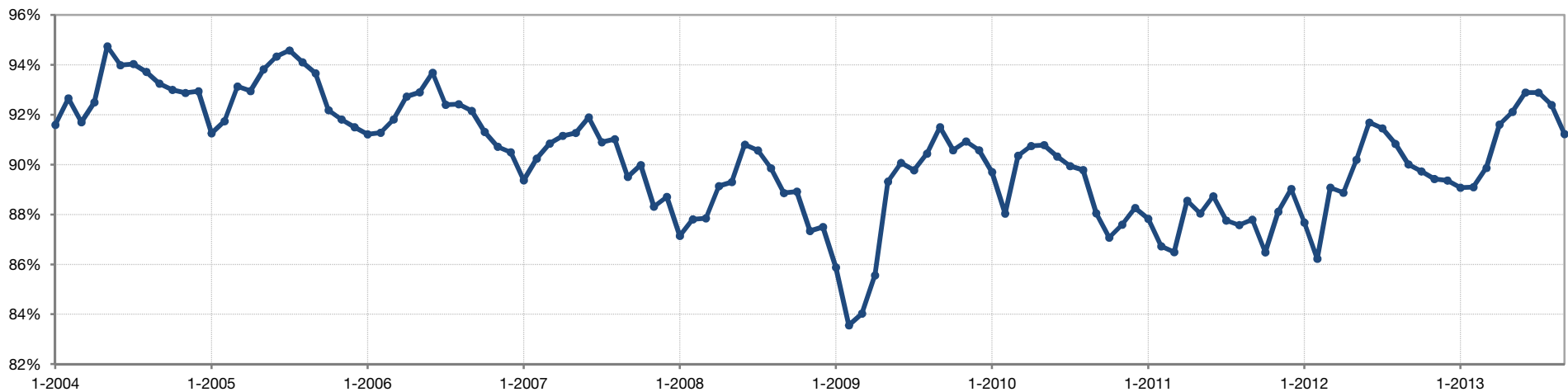


Year To Date



Month	Prior Year	Current Year	+ / -
October	86.5%	89.7%	+3.7%
November	88.1%	89.4%	+1.5%
December	89.0%	89.4%	+0.4%
January	87.7%	89.1%	+1.6%
February	86.2%	89.1%	+3.3%
March	89.1%	89.9%	+0.9%
April	88.9%	91.6%	+3.1%
May	90.2%	92.1%	+2.1%
June	91.7%	92.9%	+1.3%
July	91.5%	92.9%	+1.6%
August	90.8%	92.4%	+1.7%
September	90.0%	91.2%	+1.3%
12-Month Avg	89.4%	91.2%	+2.0%

Historical Percent of Original List Price Received

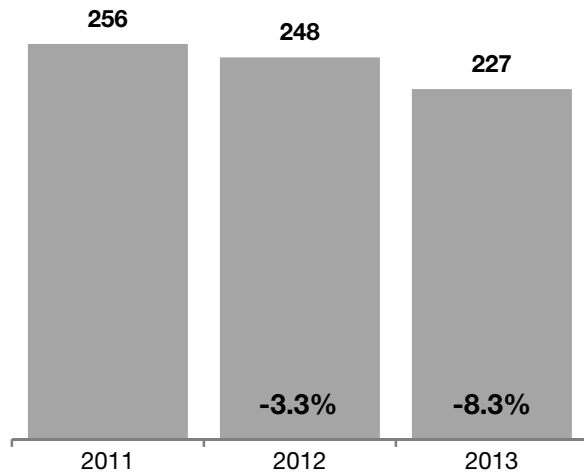


Housing Affordability Index

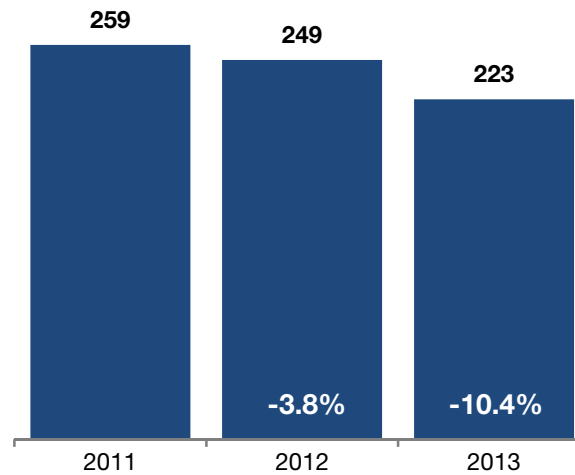
This index measures housing affordability for the region. An index of 120 would mean the median household income was 120% of what's necessary to qualify for the median priced home under prevailing interest rates. The higher the number, the more affordable our housing is.



September

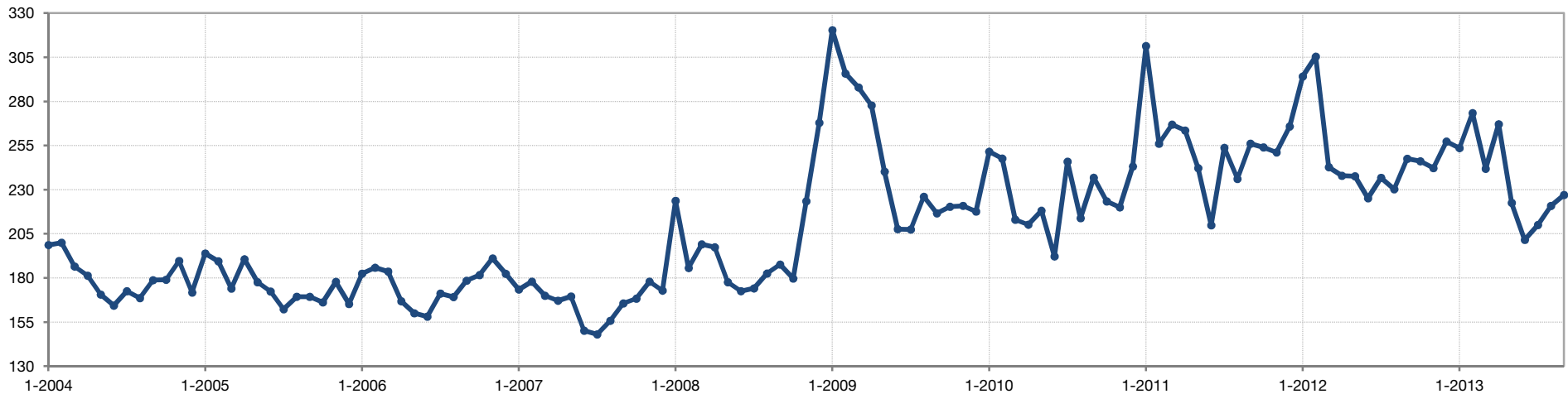


Year To Date



Month	Prior Year	Current Year	+ / -
October	254	246	-3.1%
November	251	242	-3.6%
December	266	257	-3.2%
January	294	254	-13.8%
February	305	273	-10.5%
March	243	242	-0.4%
April	238	267	+12.3%
May	238	223	-6.4%
June	225	202	-10.5%
July	237	210	-11.3%
August	230	221	-4.1%
September	248	227	-8.3%
12-Month Avg	252	239	-5.2%

Historical Housing Affordability Index

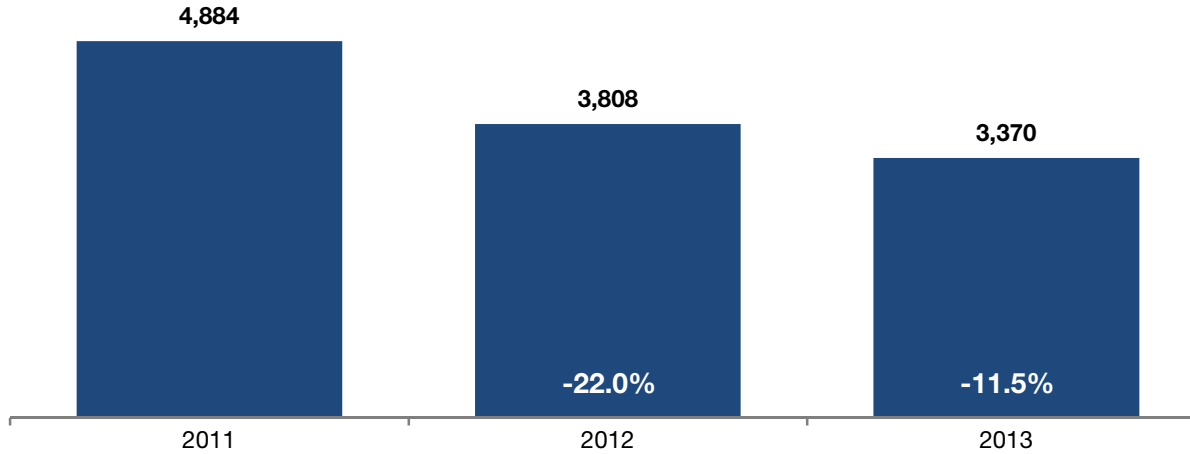


Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given month.

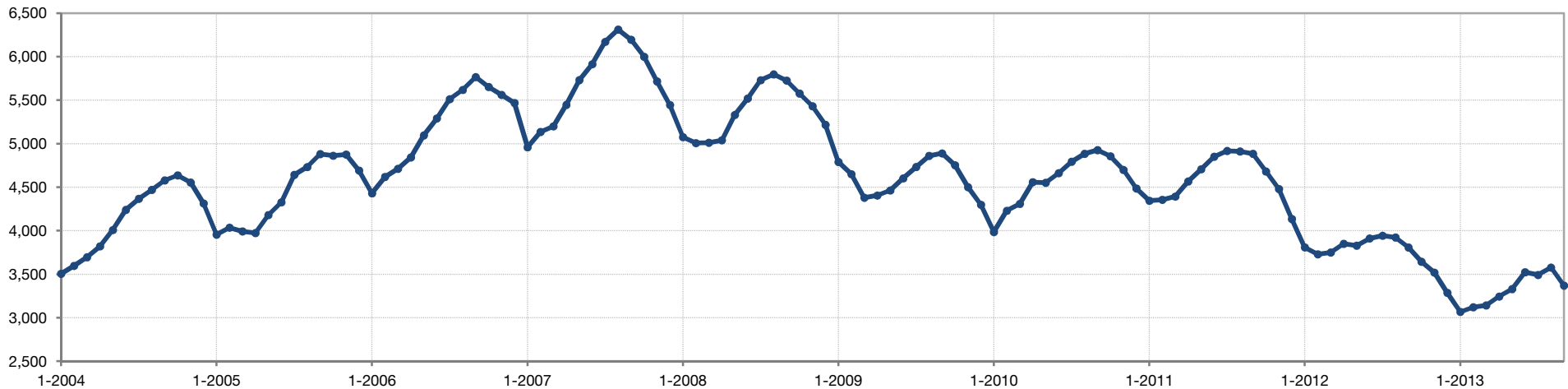


September



Month	Prior Year	Current Year	+ / -
October	4,681	3,644	-22.2%
November	4,480	3,519	-21.5%
December	4,135	3,287	-20.5%
January	3,809	3,068	-19.5%
February	3,730	3,121	-16.3%
March	3,750	3,143	-16.2%
April	3,850	3,244	-15.7%
May	3,829	3,330	-13.0%
June	3,912	3,524	-9.9%
July	3,943	3,492	-11.4%
August	3,923	3,577	-8.8%
September	3,808	3,370	-11.5%
12-Month Avg	3,988	3,360	-15.5%

Historical Inventory of Homes for Sale

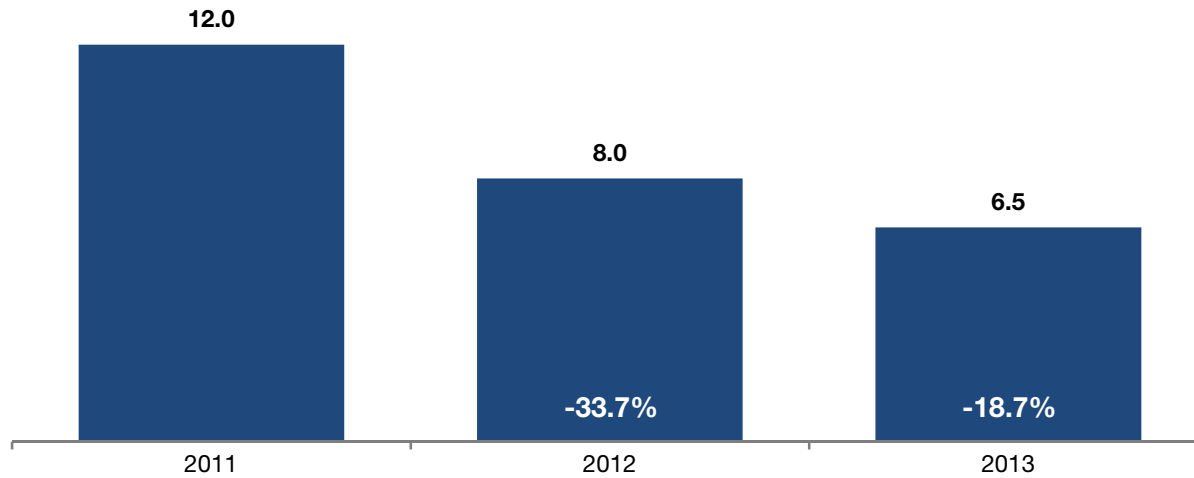


Months Supply of Inventory

The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.



September



Month	Prior Year	Current Year	+ / -
October	11.3	7.6	-32.9%
November	10.8	7.2	-32.8%
December	9.7	6.8	-29.7%
January	8.8	6.4	-27.4%
February	8.5	6.5	-23.9%
March	8.4	6.5	-21.7%
April	8.5	6.7	-20.9%
May	8.3	6.8	-17.6%
June	8.4	7.1	-15.2%
July	8.4	6.9	-17.7%
August	8.3	7.0	-15.7%
September	8.0	6.5	-18.7%
12-Month Avg	8.9	6.8	-23.5%

Historical Months Supply of Inventory

